

039.0

0003

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

764,200 / 764,200

USE VALUE:

764,200 / 764,200

ASSESSED:

764,200 / 764,200


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		UNIVERSITY RD, ARLINGTON

## OWNERSHIP

Owner 1:	GAVIN DAVID/MAE-ELLEN	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 10 UNIVERSITY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: COSTA BARTHOLOMEW C -

Owner 2: -

Street 1: 10 UNIVERSITY RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## NARRATIVE DESCRIPTION

This parcel contains 6,480 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2064 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	64.	0.95	3									393,217						393,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6480.000	370,400	600	393,200	764,200		25788
							GIS Ref
							GIS Ref
							Insp Date
							10/31/18

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USE VALUE:

764,200 / 764,200

ASSESSED:

764,200 / 764,200

!3199!

## USER DEFINED

Prior Id # 1:	25788
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	18:30:28
LAST REV	
Date	Time
09/09/19	11:56:09
apro	
3199	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	370,400	600	6,480.	393,200	764,200	764,200	Year End Roll	12/18/2019
2019	101	FV	292,900	0	6,480.	356,400	649,300	649,300	Year End Roll	1/3/2019
2018	101	FV	292,900	0	6,480.	337,900	630,800	630,800	Year End Roll	12/20/2017
2017	101	FV	292,900	0	6,480.	294,900	587,800	587,800	Year End Roll	1/3/2017
2016	101	FV	292,900	0	6,480.	251,900	544,800	544,800	Year End	1/4/2016
2015	101	FV	270,100	0	6,480.	233,500	503,600	503,600	Year End Roll	12/11/2014
2014	101	FV	270,100	0	6,480.	193,500	463,600	463,600	Year End Roll	12/16/2013
2013	101	FV	270,100	0	6,480.	184,300	454,400	454,400		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTA BARTHOLOM	33556-472		9/1/2001		250,000	No	No		
	17527-102		10/1/1986			1	No	F	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2018	1437	Insulate	1,200	C				
4/13/2005	389	Addition	160,000			G7	GR FY07	

## ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
1/22/2009	Meas/Inspect	189	PATRIOT
4/20/2006	Permit Visit	BR	B Rossignol
3/3/2000	Mailer Sent		
3/1/2000	Measured	197	PATRIOT
8/27/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																			
Type: 5	- Cape			Full Bath: 1	Rating: Good	OF=SINK IN BMT. RUBBERMAID SHED.																									
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath: 1	Rating:																										
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																										
Foundation: 2	- Conc. Block			A 3QBth: 1	Rating:																										
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																										
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:																										
Sec Wall: 1	%			OthrFix: 1	Rating: Average																										
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																											
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good																										
Color: BEIGE				A Kits: 1	Rating:																										
View / Desir:				Fpl: 1	Rating:																										
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:																										
Grade: C	- Average			<b>CONDOS INFORMATION</b>																											
Year Blt: 1952	Eff Yr Blt:			Location: 1																											
Alt LUC: 1	Alt %: 1			Total Units: 1																											
Jurisdct: G7	Fact: .			Floor: 1																											
Const Mod: 1				% Own: 1																											
Lump Sum Adj: 1				Name: 1																											
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																			
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %																										
Prim Int Wall: 2	- Plaster			Functional: 1																											
Sec Int Wall: 1	%			Economic: 1																											
Partition: T	- Typical			Special: 1																											
Prim Floors: 3	- Hardwood			Override: 1																											
Sec Floors: 1	%			Total: 4.6 %																											
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>								<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>											
Subfloor: 1				Basic \$ / SQ: 105.00																											
Bsmnt Gar: 1				Size Adj.: 1.15872097																											
Electric: 3	- Typical			Const Adj.: 0.98990101																											
Insulation: 2	- Typical			Adj \$ / SQ: 120.437																											
Int vs Ext: S				Other Features: 94724																											
Heat Fuel: 2	- Gas			Grade Factor: 1.00																											
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000																											
# Heat Sys: 1				NBHD Mod: 1																											
% Heated: 100				LUC Factor: 1.00																											
Solar HW: NO				Adj Total: 388286																											
% Com Wall: 1				Depreciation: 17861																											
				Depreciated Total: 370425																											
<b>MOBILE HOME</b>				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1																							
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b>				039.0-0003-0003.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten								
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101																			
19	Patio	D	Y	1	10X12	A	AV	2014	5.38	T	5	101			600		600														
More: N	Total Yard Items:	600	Total Special Features:		Total:	600																									
<b>IMAGE</b>																								<b>AssessPro Patriot Properties, Inc</b>							